

## June 2025



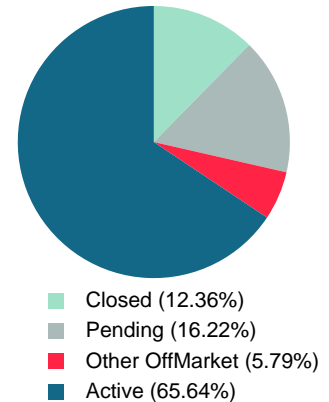
Area Delimited by County Of Cherokee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jul 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	June 2025	+/- %
Closed Listings	45	32	-28.89%
Pending Listings	32	42	31.25%
New Listings	58	55	-5.17%
Median List Price	215,000	202,450	-5.84%
Median Sale Price	208,000	197,450	-5.07%
Median Percent of Selling Price to List Price	99.50%	100.00%	0.50%
Median Days on Market to Sale	11.00	26.50	140.91%
End of Month Inventory	194	170	-12.37%
Months Supply of Inventory	5.46	4.66	-14.77%



**Absorption:** Last 12 months, an Average of **37** Sales/Month  
**Active Inventory** as of June 30, 2025 = **170**

## Analysis Wrap-Up

## Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2025 decreased **12.37%** to 170 existing homes available for sale. Over the last 12 months this area has had an average of 37 closed sales per month. This represents an unsold inventory index of **4.66** MSI for this period.

## Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **5.07%** in June 2025 to \$197,450 versus the previous year at \$208,000.

## Median Days on Market Lengthens

The median number of **26.50** days that homes spent on the market before selling increased by 15.50 days or **140.91%** in June 2025 compared to last year's same month at **11.00** DOM.

## Sales Success for June 2025 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 55 New Listings in June 2025, down **5.17%** from last year at 58. Furthermore, there were 32 Closed Listings this month versus last year at 45, a **-28.89%** decrease.

Closed versus Listed trends yielded a **58.2%** ratio, down from previous year's, June 2024, at **77.6%**, a **25.01%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

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## Real Estate is Local

## Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

## Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

## Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com

June 2025



Area Delimited by County Of Cherokee - Residential Property Type

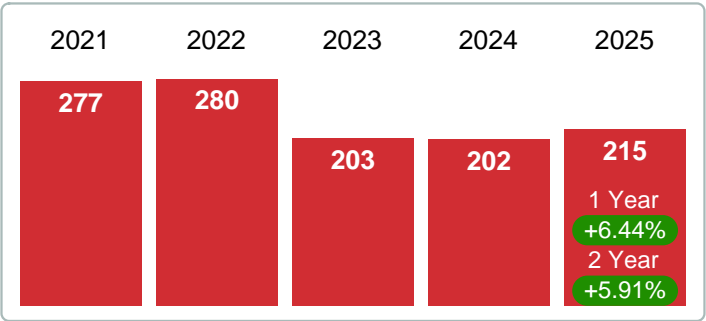
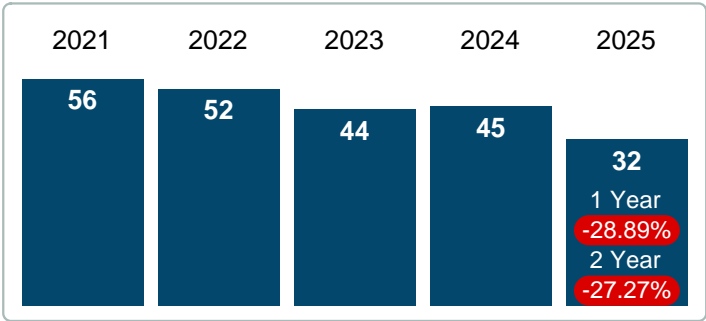


CLOSED LISTINGS

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JUNE

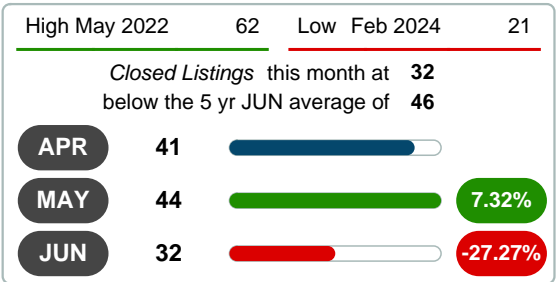
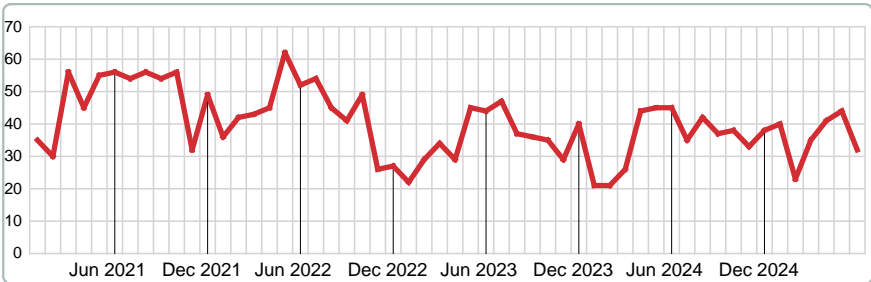
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3			9.38%	31.0	2	1	0	0
\$75,001 - \$125,000	3			9.38%	16.0	1	2	0	0
\$125,001 - \$175,000	6			18.75%	77.5	1	4	1	0
\$175,001 - \$225,000	6			18.75%	17.0	0	4	2	0
\$225,001 - \$300,000	6			18.75%	41.0	0	4	2	0
\$300,001 - \$450,000	4			12.50%	21.5	2	2	0	0
\$450,001 and up	4			12.50%	33.5	1	3	0	0
Total Closed Units				32		7	20	5	0
Total Closed Volume				7,922,507	100%	1.61M	5.31M	1.00M	0.00B
Median Closed Price				\$197,450		\$134,900	\$202,450	\$185,000	\$0

June 2025



Area Delimited by County Of Cherokee - Residential Property Type

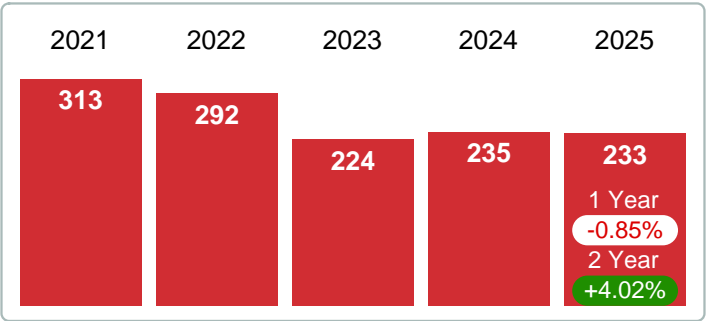
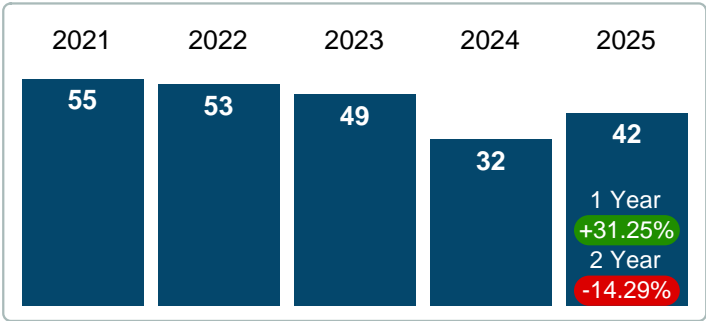


PENDING LISTINGS

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JUNE

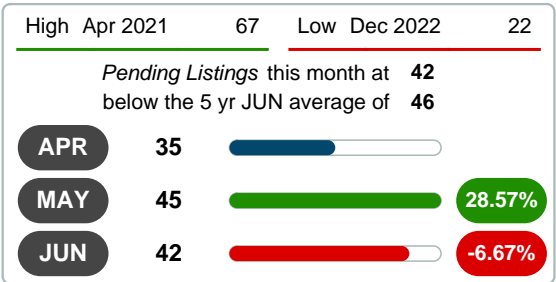
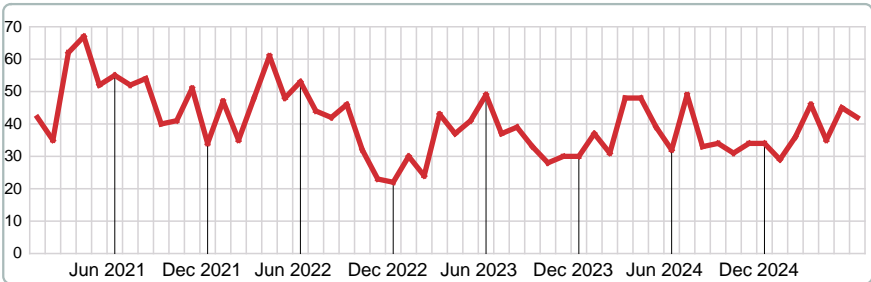
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 46



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3		7.14%	35.0	1	2	0	0
\$100,001 - \$125,000	4		9.52%	58.5	4	0	0	0
\$125,001 - \$175,000	7		16.67%	95.0	5	2	0	0
\$175,001 - \$225,000	7		16.67%	27.0	1	5	1	0
\$225,001 - \$300,000	10		23.81%	45.5	0	5	3	2
\$300,001 - \$450,000	7		16.67%	43.0	0	5	2	0
\$450,001 and up	4		9.52%	102.5	0	3	1	0
Total Pending Units				42	11	22	7	2
Total Pending Volume				11,629,299	1.50M	6.82M	2.79M	515.50K
Median Listing Price				\$225,750	\$132,500	\$233,950	\$289,900	\$257,750

June 2025



Area Delimited by County Of Cherokee - Residential Property Type

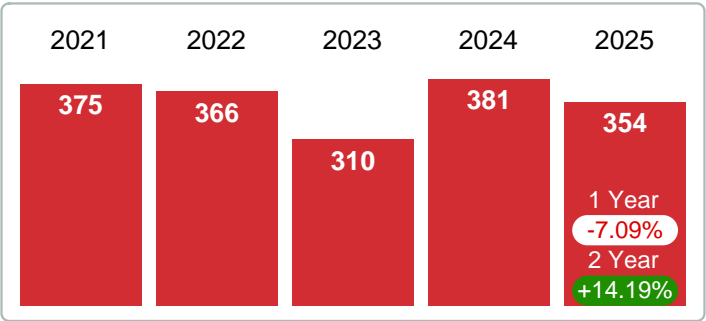
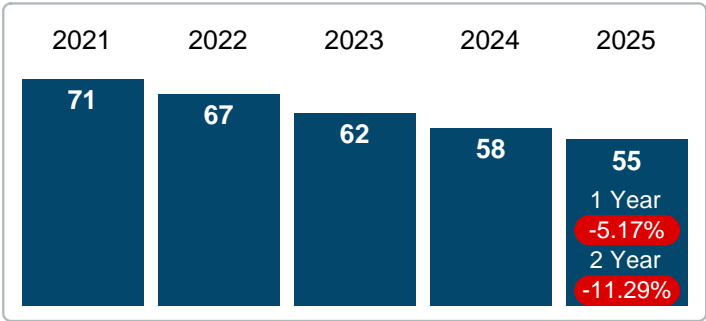


NEW LISTINGS

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JUNE

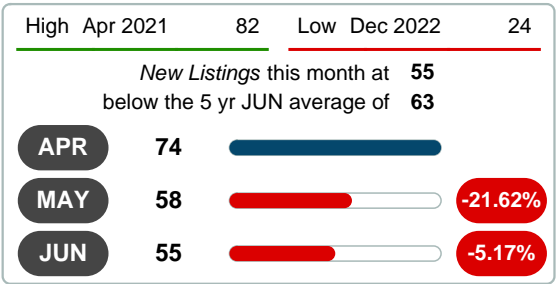
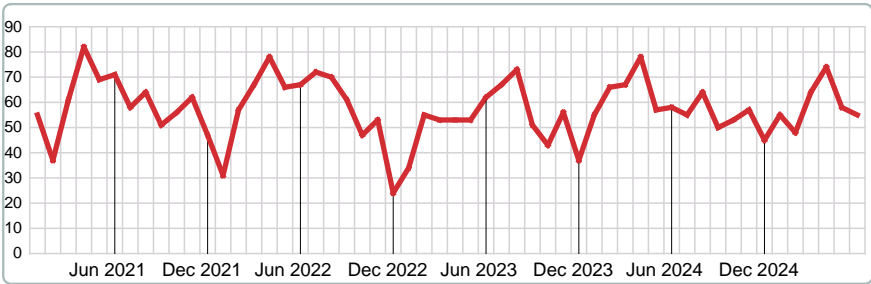
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 63



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	4	7.27%
\$100,001 - \$150,000	4	7.27%
\$150,001 - \$175,000	7	12.73%
\$175,001 - \$275,000	17	30.91%
\$275,001 - \$350,000	11	20.00%
\$350,001 - \$475,000	5	9.09%
\$475,001 and up	7	12.73%
Total New Listed Units	55	
Total New Listed Volume	15,746,900	100%
Median New Listed Listing Price	\$229,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
1	3	0	0
3	1	0	0
1	6	0	0
4	7	5	1
0	8	2	1
1	1	2	1
0	2	4	1
10	28	13	4
1.84M	7.57M	4.86M	1.48M
\$173,900	\$212,450	\$337,700	\$352,450

June 2025



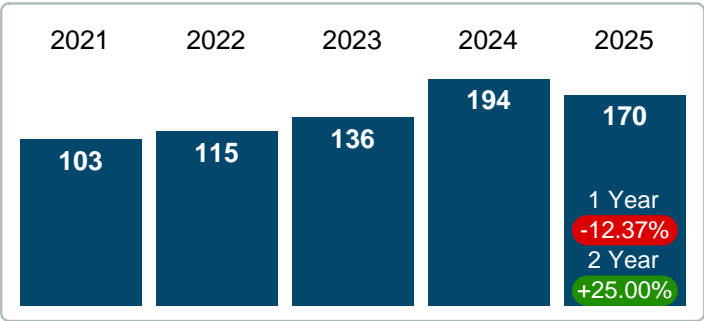
Area Delimited by County Of Cherokee - Residential Property Type



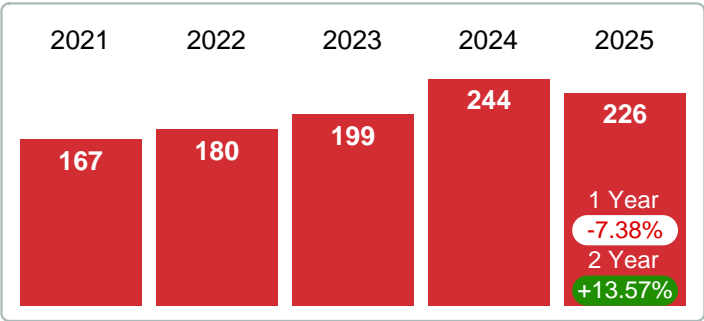
ACTIVE INVENTORY

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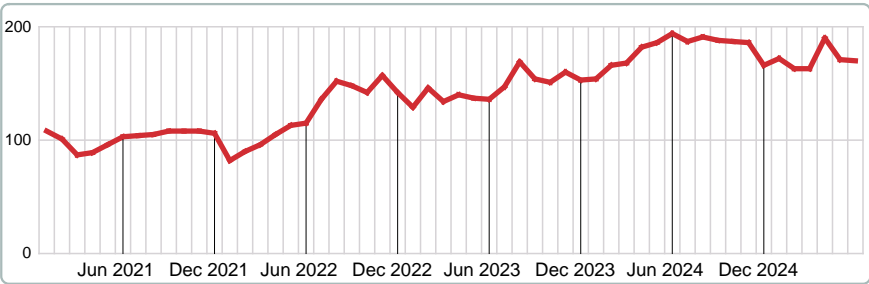
END OF JUNE



ACTIVE DURING JUNE

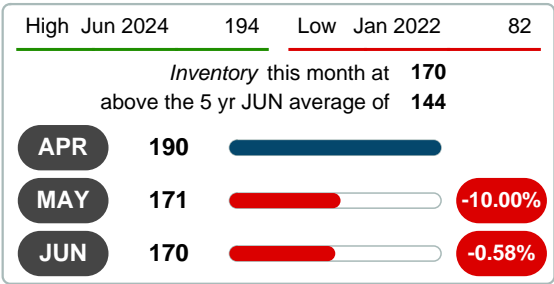


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 144



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8			4.71%	82.5	3	5	0	0
\$100,001 - \$175,000	23			13.53%	46.0	13	9	1	0
\$175,001 - \$250,000	23			13.53%	41.0	8	11	4	0
\$250,001 - \$350,000	50			29.41%	75.5	6	27	16	1
\$350,001 - \$475,000	23			13.53%	63.0	2	11	7	3
\$475,001 - \$825,000	26			15.29%	72.5	2	9	11	4
\$825,001 and up	17			10.00%	95.0	1	3	5	8
Total Active Inventory by Units				170		35	75	44	16
Total Active Inventory by Volume				74,408,573	100%	8.31M	29.58M	22.74M	13.78M
Median Active Inventory Listing Price				\$312,450		\$184,900	\$284,900	\$355,000	\$774,000

June 2025



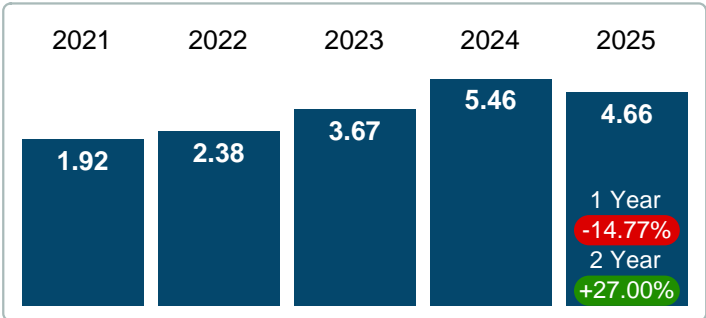
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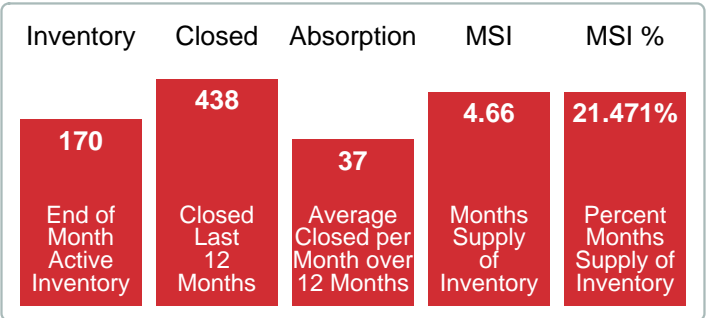
MONTHS SUPPLY of INVENTORY (MSI)

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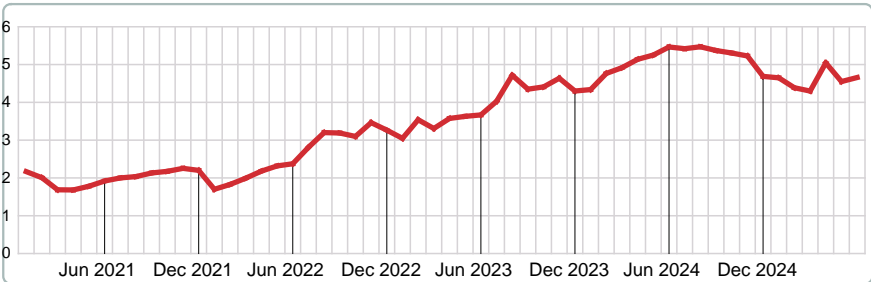
MSI FOR JUNE



INDICATORS FOR JUNE 2025

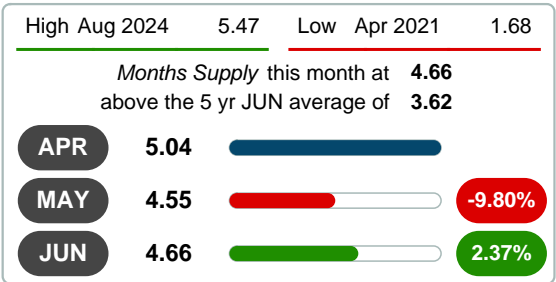


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.62



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8			4.71%	1.33	0.84	2.31	0.00	0.00
\$100,001 - \$175,000	23			13.53%	2.44	4.46	1.59	1.33	0.00
\$175,001 - \$250,000	23			13.53%	2.68	5.65	2.28	1.85	0.00
\$250,001 - \$350,000	50			29.41%	7.89	8.00	6.35	14.77	4.00
\$350,001 - \$475,000	23			13.53%	6.42	8.00	5.50	7.00	9.00
\$475,001 - \$825,000	26			15.29%	12.48	12.00	10.80	12.00	24.00
\$825,001 and up	17			10.00%	34.00	12.00	12.00	60.00	96.00
Market Supply of Inventory (MSI)					4.66	3.82	3.75	7.04	14.77
Total Active Inventory by Units				100%	4.66	35	75	44	16

June 2025



Area Delimited by County Of Cherokee - Residential Property Type

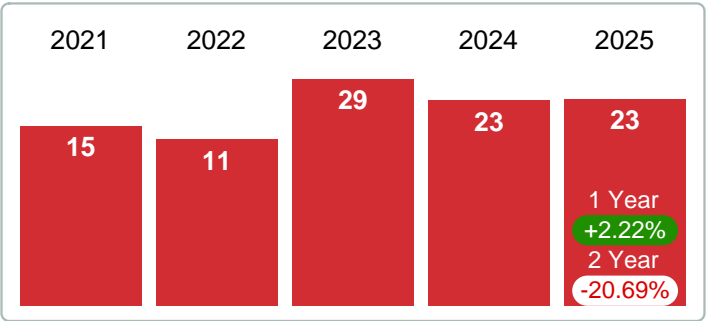
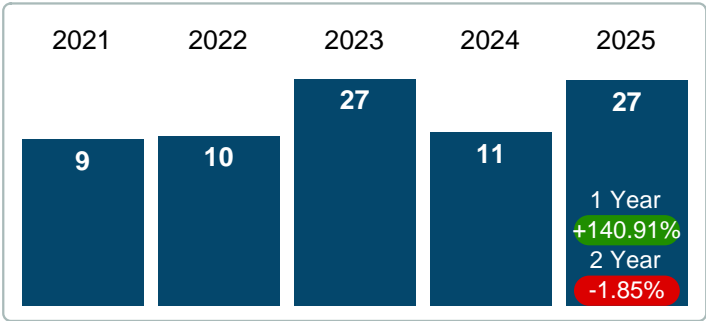


MEDIAN DAYS ON MARKET TO SALE

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JUNE

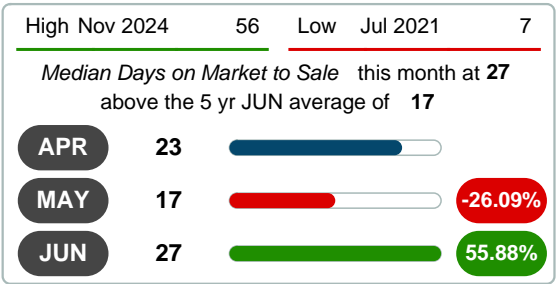
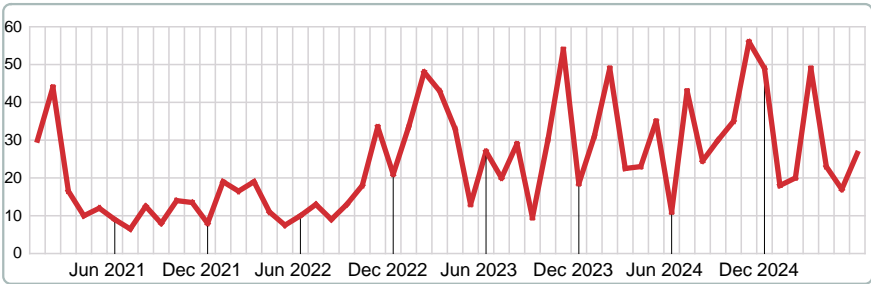
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 17



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	9.38%	31	33	1	0	0
\$75,001 - \$125,000	3	9.38%	16	2	36	0	0
\$125,001 - \$175,000	6	18.75%	78	298	35	100	0
\$175,001 - \$225,000	6	18.75%	17	0	17	137	0
\$225,001 - \$300,000	6	18.75%	41	0	41	54	0
\$300,001 - \$450,000	4	12.50%	22	17	34	0	0
\$450,001 and up	4	12.50%	34	104	23	0	0
Median Closed DOM	27			31	23	90	0
Total Closed Units	32		100%	7	20	5	
Total Closed Volume	7,922,507			1.61M	5.31M	1.00M	0.00B



June 2025



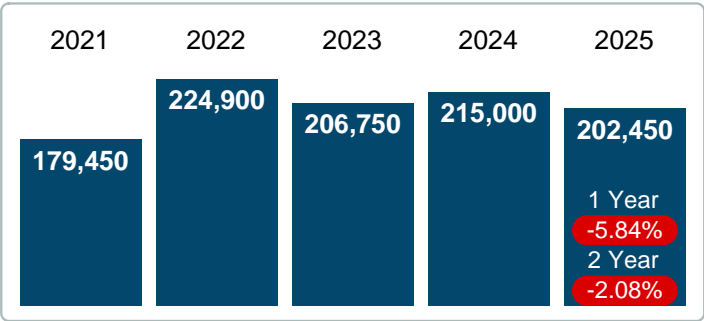
Area Delimited by County Of Cherokee - Residential Property Type



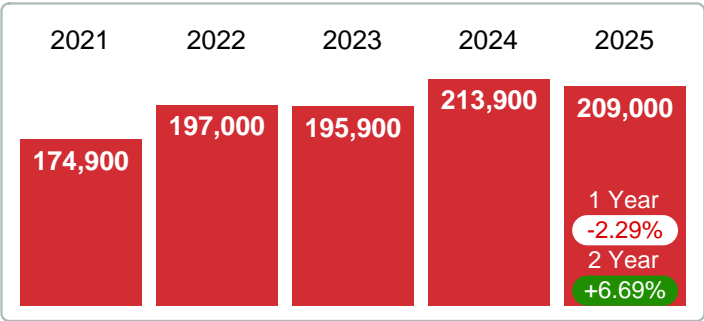
MEDIAN LIST PRICE AT CLOSING

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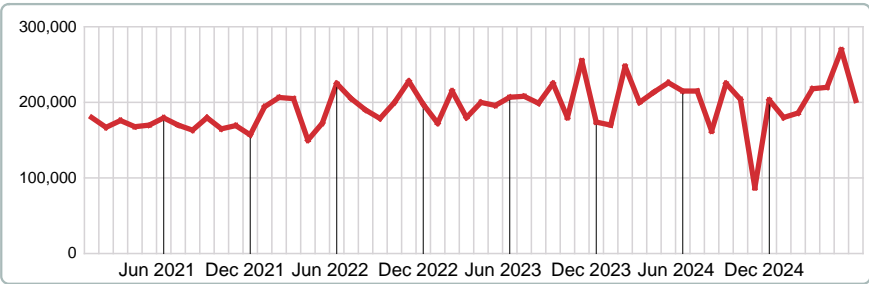
JUNE



YEAR TO DATE (YTD)

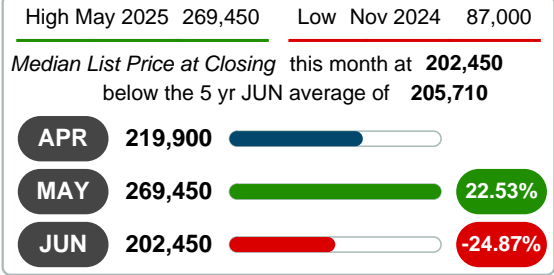


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 205,710



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3		9.38%	70,000	54,950	70,000	0	0
\$75,001 - \$125,000	3		9.38%	110,000	94,900	112,500	0	0
\$125,001 - \$175,000	6		18.75%	156,500	134,900	156,500	169,900	0
\$175,001 - \$225,000	8		25.00%	202,450	0	205,000	199,900	0
\$225,001 - \$300,000	4		12.50%	246,450	289,900	246,450	230,000	0
\$300,001 - \$450,000	3		9.38%	355,000	0	355,000	0	0
\$450,001 and up	5		15.63%	499,000	524,450	499,000	0	0
Median List Price		202,450			134,900	210,000	199,900	0
Total Closed Units		32	100%	202,450	7	20	5	
Total Closed Volume		8,034,400			1.68M	5.35M	1.00M	0.00B



June 2025



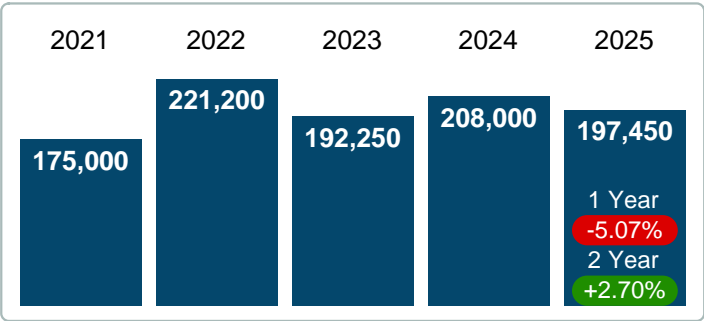
Area Delimited by County Of Cherokee - Residential Property Type



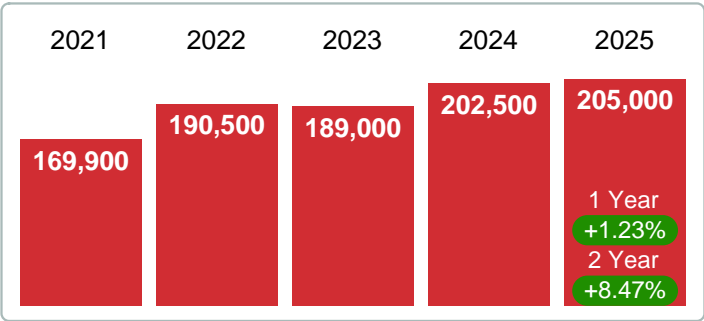
MEDIAN SOLD PRICE AT CLOSING

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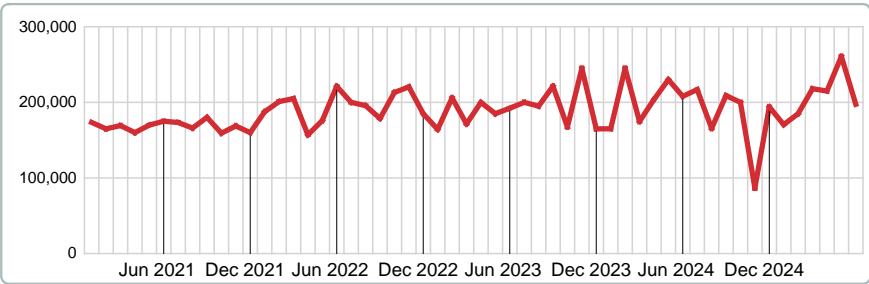
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 198,780

High May 2025 260,750    Low Nov 2024 86,500

Median Sold Price at Closing this month at 197,450  
below the 5 yr JUN average of 198,780

APR

215,000

MAY

260,750

21.28%

JUN

197,450

-24.28%

MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3		9.38%	55,000	44,500	70,000	0	0
\$75,001 - \$125,000	3		9.38%	89,900	89,900	105,000	0	0
\$125,001 - \$175,000	6		18.75%	158,500	134,900	158,500	162,000	0
\$175,001 - \$225,000	6		18.75%	190,000	0	197,450	183,750	0
\$225,001 - \$300,000	6		18.75%	236,000	0	247,200	236,000	0
\$300,001 - \$450,000	4		12.50%	383,400	380,972	383,400	0	0
\$450,001 and up	4		12.50%	522,500	535,000	510,000	0	0
Median Sold Price		197,450			134,900	202,450	185,000	0
Total Closed Units		32	100%	197,450	7	20	5	
Total Closed Volume		7,922,507			1.61M	5.31M	1.00M	0.00B

June 2025



Area Delimited by County Of Cherokee - Residential Property Type

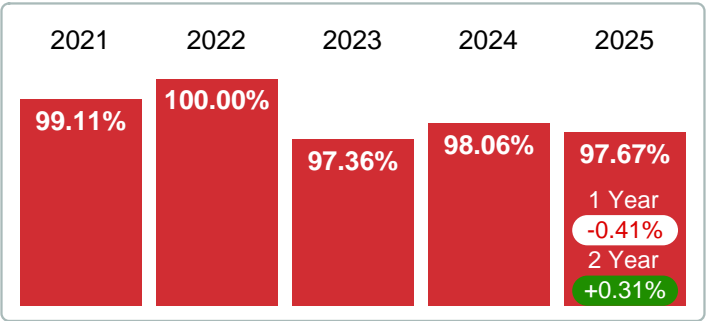
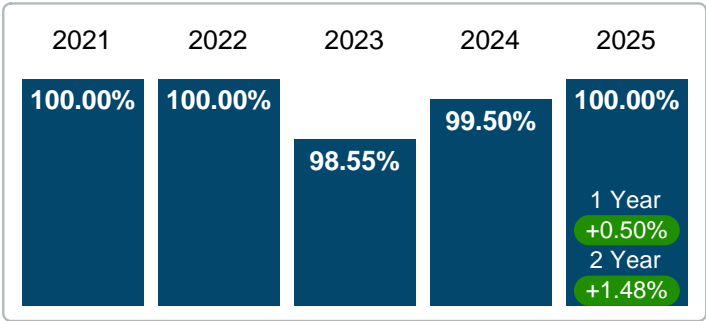


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

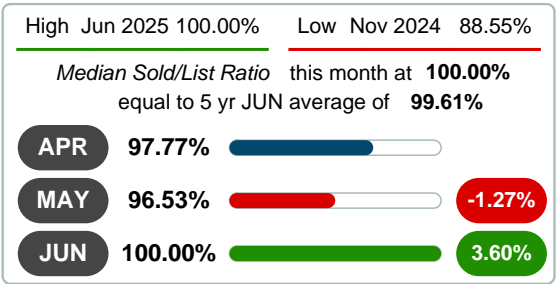
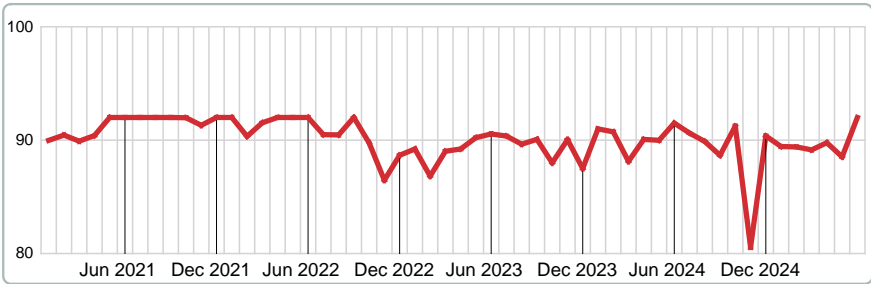
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 99.61%



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	9.38%	85.21%	81.89%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	3	9.38%	94.73%	94.73%	92.98%	0.00%	0.00%
\$125,001 - \$175,000	6	18.75%	100.88%	100.00%	102.17%	95.35%	0.00%
\$175,001 - \$225,000	6	18.75%	97.00%	0.00%	97.67%	95.60%	0.00%
\$225,001 - \$300,000	6	18.75%	101.63%	0.00%	100.32%	105.19%	0.00%
\$300,001 - \$450,000	4	12.50%	101.66%	101.07%	101.66%	0.00%	0.00%
\$450,001 and up	4	12.50%	98.27%	94.02%	98.76%	0.00%	0.00%
Median Sold/List Ratio		100.00%		94.02%	100.00%	98.65%	0.00%
Total Closed Units		32	100%	7	20	5	
Total Closed Volume		7,922,507		1.61M	5.31M	1.00M	0.00B

June 2025



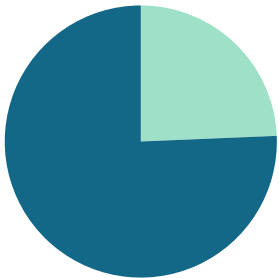
Area Delimited by County Of Cherokee - Residential Property Type



MARKET SUMMARY

Report produced on Jul 11, 2025 for MLS Technology Inc.

INVENTORY

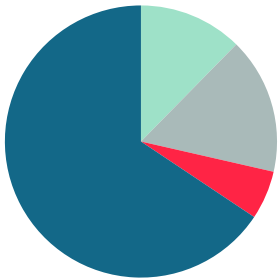


**Inventory**  
New Listings  
55 = 24.34%  
Start Inventory  
171  
Total Inventory Units  
226  
Volume  
\$90,774,772

Market Activity

Closed Sales  
32 = 12.36%  
Pending Sales  
42 = 16.22%  
Other Off Market  
15 = 5.79%  
Active Inventory  
170 = 65.64%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	45	32	-28.89%	202	215	6.44%
Pending Sales	32	42	31.25%	235	233	-0.85%
New Listings	58	55	-5.17%	381	354	-7.09%
Median List Price	215,000	202,450	-5.84%	213,900	209,000	-2.29%
Median Sale Price	208,000	197,450	-5.07%	202,500	205,000	1.23%
Median Percent of Selling Price to List Price	99.50%	100.00%	0.50%	98.06%	97.67%	-0.41%
Median Days on Market to Sale	11.00	26.50	140.91%	22.50	23.00	2.22%
Monthly Inventory	194	170	-12.37%	194	170	-12.37%
Months Supply of Inventory	5.46	4.66	-14.77%	5.46	4.66	-14.77%

Absorption: Last 12 months, an Average of 37 Sales/Month

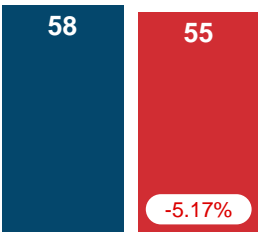
Inventory on June 30, 2025 = 170

20242025

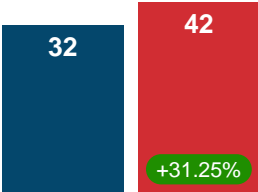
JUNE MARKET

MEDIAN PRICES

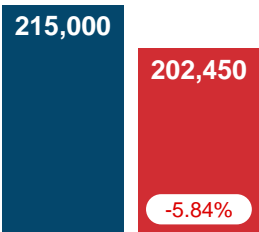
New Listings



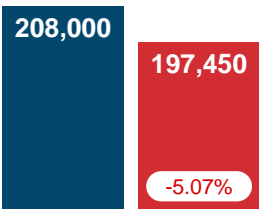
Pending Listings



List Price



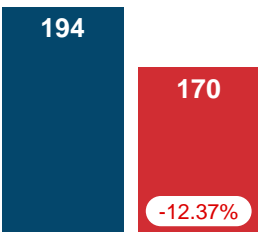
Sale Price



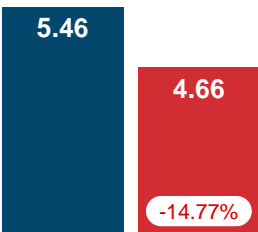
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

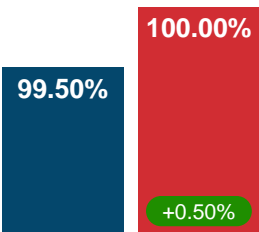
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

